

IN RE: PETITION FOR SPECIAL HEARING
E/S Celebrie Court, 500' S of
Glenbaur Road
(5 Celebrie Court)
11th Election District
5th Councilmanic District

Sharon L. Rose
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-317-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 5 Celebrie Court, located in the vicinity of Jerusalem Road and Belair Road in Kingsville. The Petition was filed by the owner of the property, Sharon L. Rose. The Petitioner seeks approval of an addition with self-contained facilities and kitchen for use as an in-law apartment by her parents. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Sharon Rose, property owner, and Paul Gorman, Architect. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 1.0 acres, more or less, zoned R.C. 5 and is improved with a two-story brick dwelling and attached one-story garage. The Petitioner is desirous of constructing a two-story garage which will be attached to the existing one-story garage via an 8' x 10' breezeway as shown on Petitioner's Exhibit 1. The Petitioner wishes to create an in-law apartment for her parents on the second floor of the proposed garage. The proposed apartment would self-contained with a kitchen and private living quarters

ORDER RECEIVED FOR FILING

Date

By

so that her parents could live independently, but reside with her and be connected to the main dwelling. Testimony indicated that the Petitioner lives alone and that she would like to have her parents live with her. Further testimony indicated that the Petitioner has spoken with her neighbors who have no objections to her plans.

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested in the special hearing. The proposed in-law apartment is for the benefit of Ms. Rose's parents and will not be rented out for public use. Furthermore the relief requested is within the spirit and intent of the zoning regulations and will not be detrimental to the health, safety, and general welfare of the surrounding locale. However, the relief granted herein shall be limited to Ms. Rose's parents and shall not be transferable to any future property owner without another public hearing. Furthermore, in the event Ms. Rose's parents no longer reside with her, then the use of the in-law apartment shall cease and terminate immediately.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of April, 1996 that the Petition for Special Hearing to approve an addition with self-contained kitchen and living quarters and for use by the Petitioner's parents, said addition to be located on the second floor of the proposed two-story garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

ORDER RECEIVED FOR FILING
Date 4/15/96
By [Signature]

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The special hearing relief granted herein is limited to the Petitioner's parents, only, and shall not be for public use. In the event the Petitioner's parents no longer reside with her, the use of the in-law apartment shall cease and terminate.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 15, 1996

Ms. Sharon L. Rose
5 Celebrie Court
Kingsville, Maryland 21087

RE: PETITION FOR SPECIAL HEARING
E/S Celebrie Court, 500' S of Glenbaur Road
(5 Celebrie Court)
11th Election District - 5th Councilmanic District
Sharon L. Rose - Petitioner
Case No. 96-317-SPH

Dear Ms. Rose:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Paul Gorman
4410 John Avenue, Baltimore, Md. 21227

People's Counsel

File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

5 CLEVERLY CT

96-317-SFH

which is presently zoned

RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN ADDITION FOR
AN IN-LAW APARTMENT WITH SELF-CONTAINED
FACILITIES AND KITCHEN FOR OWNER'S PARENTS.
1-BR APARTMENT ON SECOND FLOOR
GARAGE ON FIRST FLOOR

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

SHARON L. ROSE

(Type or Print Name)

Signature

(Type or Print Name)

Signature

orig. sig

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

JMA

DATE

2-20-96

NOTICE # 316

ORDER RECEIVED FOR FILING

Date

By



PAUL J. GORMAN, ARCHITECT
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

96-317-SPH

February 13, 1996

Sharon Rose Residence
5 Celebrie Court
Kingsville, MD 21087

Site Description:

Site is known as Lot 30, Jerusalem Mills located in Election District 11, in an RC-5 Zoning District.

Property is described in deed reference Liber 507, Folio 5529.

Front property line is 236 L.F. at Celebrie Court to South property line which runs 206 L.F. East to rear property line which has segments 190 L.F. and 100 L.F. returning to front property line at Celebrie Ct.

Site area is approximately 1.0 AC \pm

96-317-SP41

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District.....11-d..... Date of Posting.....3/13/96.....

Posted for:.....Special Hearing.....

Petitioner:.....SHARON L. ROSE.....

Location of property:.....5 CELEBRIC CT......

.....

Location of Signs:.....FRONT LAWN.....

.....

Remarks:.....

Posted by.....Clayton J. Rehe..... Date of return:.....3/13/96.....

Number of Signs:.....1.....

Signature



NOTICE OF HEARING

The Zoning Commission of Baltimore County, Maryland, is hereby giving notice of the public hearing on the application of Baltimore County for a public hearing on the property located herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204, or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #28-817-5PH (Item 316)
5 Celebris Court, approx. 500 S. of Glenbur Road
11th Election District
5th Councilmanic Legal Owner(s)
Sharon L. Moore
Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owners' parents.
Hearing - Wednesday, April 9, 1996 at 11:00 a.m. in Room 108, County Office Building

LAWRENCE E. SCHMIDT
Zoning Commission for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 867-3354.
(2) For information concerning the File and/or Hearing. Please Call 867-3354.

3/14 March 14 037109

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5100
070375

DATE 2-20-96 ACCOUNT RECEIPTS

96-317-SPH

AMOUNT \$ 55.00

RECEIVED FROM: SHARON ROSE
5 CELEBRITY CT.

FOR: C30 SHARON HEARD 12.00
250.15 1.00
TOTAL 261.15

01A0000168MICHRC
BA 0009:49A02-20-96

\$85.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

#316



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 316 Petitioner: SITAROW L. ROSE
Location: 5 CECIL BLVD CT. KINGSVILLE MD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PAUL J. COOKMAN

ADDRESS: 4410 JOHN AVE
BALTIMORE, MD 21227

PHONE NUMBER: 410-242-4312

#316.



TO: PUTUXENT PUBLISHING COMPANY

March 14, 1996 Issue - Jeffersonian

Please forward billing to:

Paul J. Gorman
4410 John Avenue
Baltimore, MD 21227
242-4312

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-317-SPH (Item 316)

5 Celebrie Court

E/S Celebrie Court, approximately 500' S of Glenbaur Road

11th Election District - 5th Councilmanic

Legal Owner: Sharon L. Rose

Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owner's parents.

HEARING: WEDNESDAY, APRIL 3, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-317-SPH (Item 316)
5 Celebrie Court
E/S Celebrie Court, approximately 500' S of Glenbaur Road
11th Election District - 5th Councilmanic
Legal Owner: Sharon L. Rose

Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owner's parents.

HEARING: WEDNESDAY, APRIL 3, 1996 at 11:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Sharon L. Rose
Paul J. Gorman

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 1996

Ms. Sharon Rose
5 Celebrie Court
Kingsville, MD 21087

RE: Item No.: 316
Case No.: 96-317-SPH
Petitioner: S. Rose

Dear Ms. Rose:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 20, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 11, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 1996
Items (316) 317, 318, 319, 320, 321, 322 C

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:jrb

cc: File

ZONE1

RECEIVED
MAY 1 1996

3/18/96
f

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
PDM

DATE: March 13, 1996

FROM: Robert A. Wirth *RAW/pms*
Permits and Development Review
DEPRM

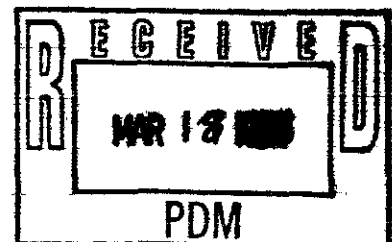
SUBJECT: Zoning Advisory Committee
Meeting of: March 4, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 316
317
318
319
322
323
324

RAW:sp

MTG/DEPRM/TXTSBP



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 06, 1996

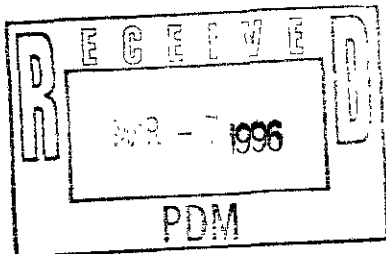
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 316, 317, 319 AND 322.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 7, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. (316) 317, 319, 321, 322, 325, 327, 329, 330, and 333 9

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-1-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 316 (JRA)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

RE: PETITION FOR SPECIAL HEARING
5 Celebrie Court, E/S Celebrie Ct, appx.
500' S of Glenbaur Road, 11th
Election District, 5th Councilmanic

Sharon L. Rose
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-317-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

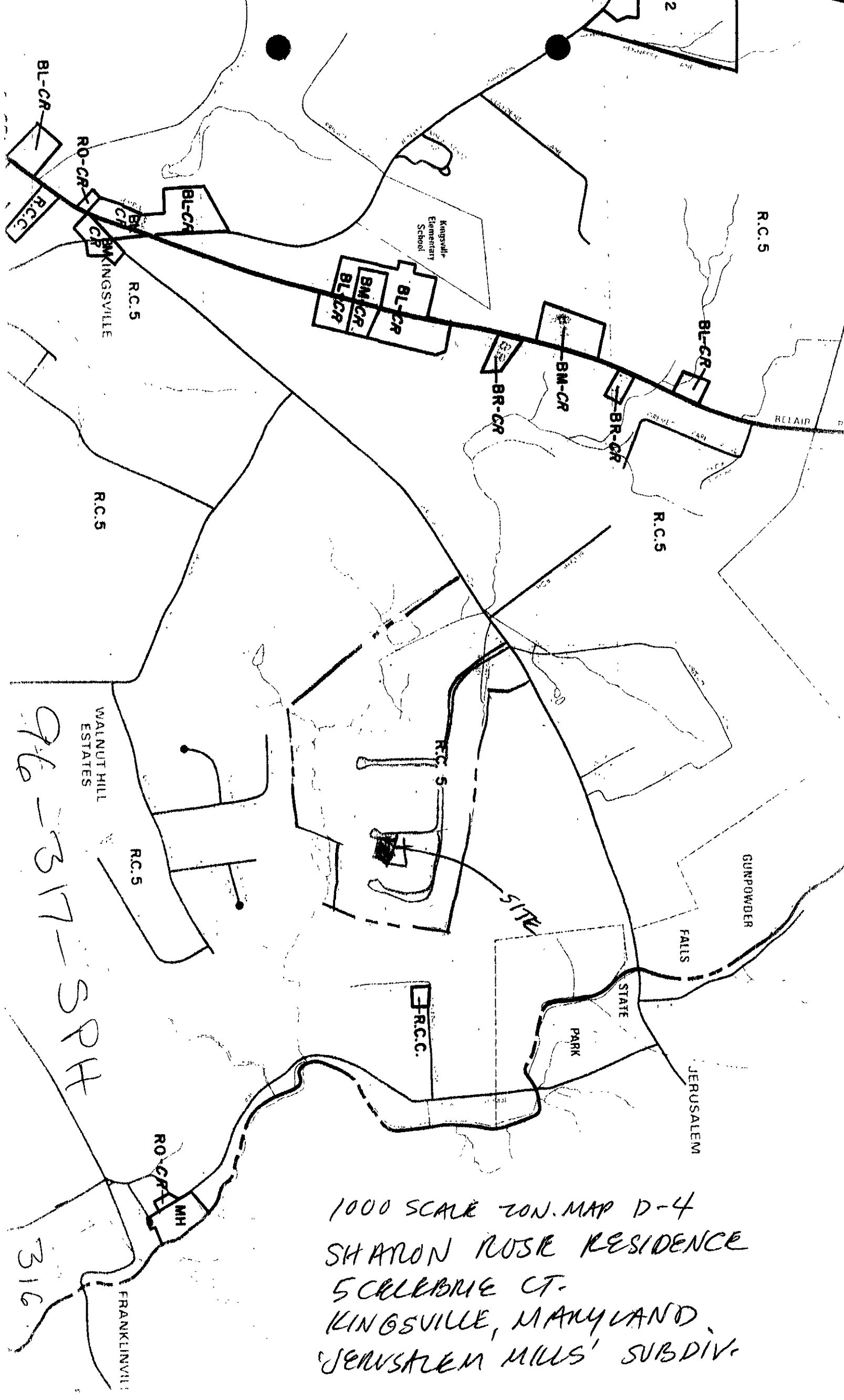
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Paul Gorman, 4410 John Avenue, Baltimore, MD 21227, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



1000 SCALE ZON. MAP D-4
SHARON ROSE RESIDENCE
5 CREEBRIE CT.
KINGSVILLE, MARYLAND
'JERUSALEM MILLS' SUBDIV.

96-317-SRH

316

IN RE: PETITION FOR SPECIAL HEARING
E/S Celebrie Court, 500' S of
Glenbaur Road
(5 Celebrie Court)
11th Election District
5th Councilmanic District
Sharon L. Rose
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-317-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 5 Celebrie Court, located in the vicinity of Jerusalem Road and Belair Road in Kingsville. The Petition was filed by the owner of the property, Sharon L. Rose. The Petitioner seeks approval of an addition with self-contained facilities and kitchen for use as an in-law apartment by her parents. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Sharon Rose, property owner, and Paul Gorman, Architect. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 1.0 acres, more or less, zoned R.C. 5 and is improved with a two-story brick dwelling and attached one-story garage. The Petitioner is desirous of constructing a two-story garage which will be attached to the existing one-story garage via an 8' x 10' breezeway as shown on Petitioner's Exhibit 1. The Petitioner wishes to create an in-law apartment for her parents on the second floor of the proposed garage. The proposed apartment would self-contained with a kitchen and private living quarters

so that her parents could live independently, but reside with her and be connected to the main dwelling. Testimony indicated that the Petitioner lives alone and that she would like to have her parents live with her. Further testimony indicated that the Petitioner has spoken with her neighbors who have no objections to her plans.

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested in the special hearing. The proposed in-law apartment is for the benefit of Mr. Rose's parents and will not be rented out for public use. Furthermore the relief requested is within the spirit and intent of the zoning regulations and will not be detrimental to the health, safety, and general welfare of the surrounding locale. However, the relief granted herein shall be limited to Ms. Rose's parents and shall not be transferable to any future property owner without another public hearing. Furthermore, in the event Ms. Rose's parents no longer reside with her, then the use of the in-law apartment shall cease and terminate immediately.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of April, 1996 that the Petition for Special Hearing to approve an addition with self-contained kitchen and living quarters and for use by the Petitioner's parents, said addition to be located on the second floor of the proposed two-story garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

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3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

April 15, 1996

(410) 887-4386

Ms. Sharon L. Rose
5 Celebrie Court
Kingsville, Maryland 21087

RE: PETITION FOR SPECIAL HEARING
E/S Celebrie Court, 500' S of Glenbaur Road
(5 Celebrie Court)
11th Election District - 5th Councilmanic District
Sharon L. Rose - Petitioner
Case No. 96-317-SPH

Dear Ms. Rose:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 867-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

cc: Mr. Paul Gorman
4410 John Avenue, Baltimore, Md. 21227

People's Counsel

File

ORDER RECEIVED FOR FILING
Date 4/15/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/15/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/15/96
By [Signature]

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5 CELEBRIE CT
96-317-SPH which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN ADDITION FOR
AN IN-LAW APARTMENT WITH SELF-CONTAINED
FACILITIES AND KITCHEN FOR OWNER'S PARENTS.
1-BR. APARTMENT ON SECOND FLOOR
GARAGE ON FIRST FLOOR

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

When so submitted, declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner: SHARON L. ROSE

(Type or Print Name)

Signature: [Signature]

Address: 5 CELEBRIE CT

City: KINGSVILLE State: MD Zip: 21087

Phone No.: 817-4025

Attorney for Petitioner: PAUL J. GORMAN

(Type or Print Name)

Signature: [Signature]

Address: 4410 JOHN AVE

City: BALTIMORE State: MD Zip: 21227

Phone No.: 242-4312

Estimated Length of Hearing: 30 minutes

Revised by: SPH Date: 3-20-96

Microfilm # 316

PAUL J. GORMAN, ARCHITECT
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

February 13, 1996

Sharon Rose Residence
5 Celebrie Court
Kingsville, MD 21087

Site Description:

Site is known as Lot 30, Jerusalem Mills located in Election District 11, in an RC-5 Zoning District.

Property is described in deed reference Liber 507, Folio 5529.

Front property line is 236 L.F. at Celebrie Court to South property line which runs 206 L.F. East to rear property line which has segments 190 L.F. and 100 L.F. returning to front property line at Celebrie Ct.

Site area is approximately 1.0 AC ±

4410 JOHN AVENUE - TOWSON, MD
BALTIMORE, MARYLAND 21227
OFF: 410 242-4312
FAX: 410 247-8088

MICROFILM # 316

#316

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 3/13/96
Posted for: Special Hearing
Petitioner: SHARON L. ROSE
Location of property: 5 CELEBRIE CT
Location of Signs: FRONT LAWN
Remarks: DAVID J. ROSE
Posted by: [Signature] Date of return: 3/13/96
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN
A. Henrichs
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 010375
DATE: 3-20-96 ACCOUNT: 96-317-SPH
AMOUNT: \$ 0.00
RECEIVED FROM: SHARON L. ROSE
FOR: 316
VALIDATION OR SIGNATURE OF CARRIER: [Signature] # 316



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 316 Petitioner: SHARON L. ROSE
Location: 5 CELEBRITY CT. KINGSVILLE MD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MICHAEL J. COCKMAN
ADDRESS: 4410 JOHN AVE
BALTIMORE, MD 21227
PHONE NUMBER: 410-242-4312

#316

Printed with Soybean Ink
on Recycled Paper

12

TO: FURNACE PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian

Please forward billing to:

Paul J. Gorman
4410 John Avenue
Baltimore, MD 21227
242-4312

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-317-SPH (Item 316)
5 Celebris Court
E/S Celebris Court, approximately 500' S of Glenhurst Road
11th Election District - 5th Councilmanic
Legal Owner: Sharon L. Rose

Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owner's parents.

HEARING: WEDNESDAY, APRIL 3, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-317-SPH (Item 316)
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E/S Celebris Court, approximately 500' S of Glenhurst Road
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Legal Owner: Sharon L. Rose

Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owner's parents.

HEARING: WEDNESDAY, APRIL 3, 1996 at 11:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Sharon L. Rose
Paul J. Gorman

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 1996

Ms. Sharon Rose
5 Celebris Court
Kingsville, MD 21087

RE: Item No.: 316
Case No.: 96-317-SPH
Petitioner: S. Rose

Dear Ms. Rose:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 20, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: March 11, 1996
FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management
SUBJECT: Zoning Advisory Committee Meeting
for March 11, 1996
Items 316, 317, 318, 319, 320, 321, 322

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:jrb

cc: File

ZONE1

MICROFILMED

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

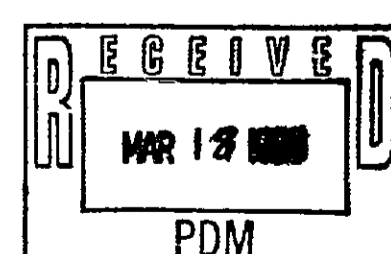
TO: Arnold Jablon
PDM
DATE: March 13, 1996
FROM: Robert A. Wirth
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting of: March 4, 1996

The Department of Environmental Protection and Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 316
317
318
319
322
323
324

RAW:sp

MTG/DEPRM/TXTSBP



MICROFILMED

Baltimore County Government Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 02/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 06, 1996

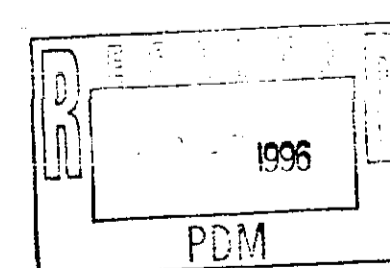
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 316, 317, 319 AND 322.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
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on Recycled Paper

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: March 7, 1996
FROM: Pat Keller, Director
Office of Planning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 316, 317, 319, 321, 322, 325, 327, 329, 330, and 333

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Kline

PK/JL

ITEMS16/PZONE/ZAC1

MICROFILMED



David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 316 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
5 Clebrie Court, E/S Clebrie Ct, appx.
500' S of Glenbaour Road, 11th * ZONING COMMISSIONER
Election District, 5th Councilmanic * OF BALTIMORE COUNTY

Sharon L. Rose
Petitioner * CASE NO. 96-317-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

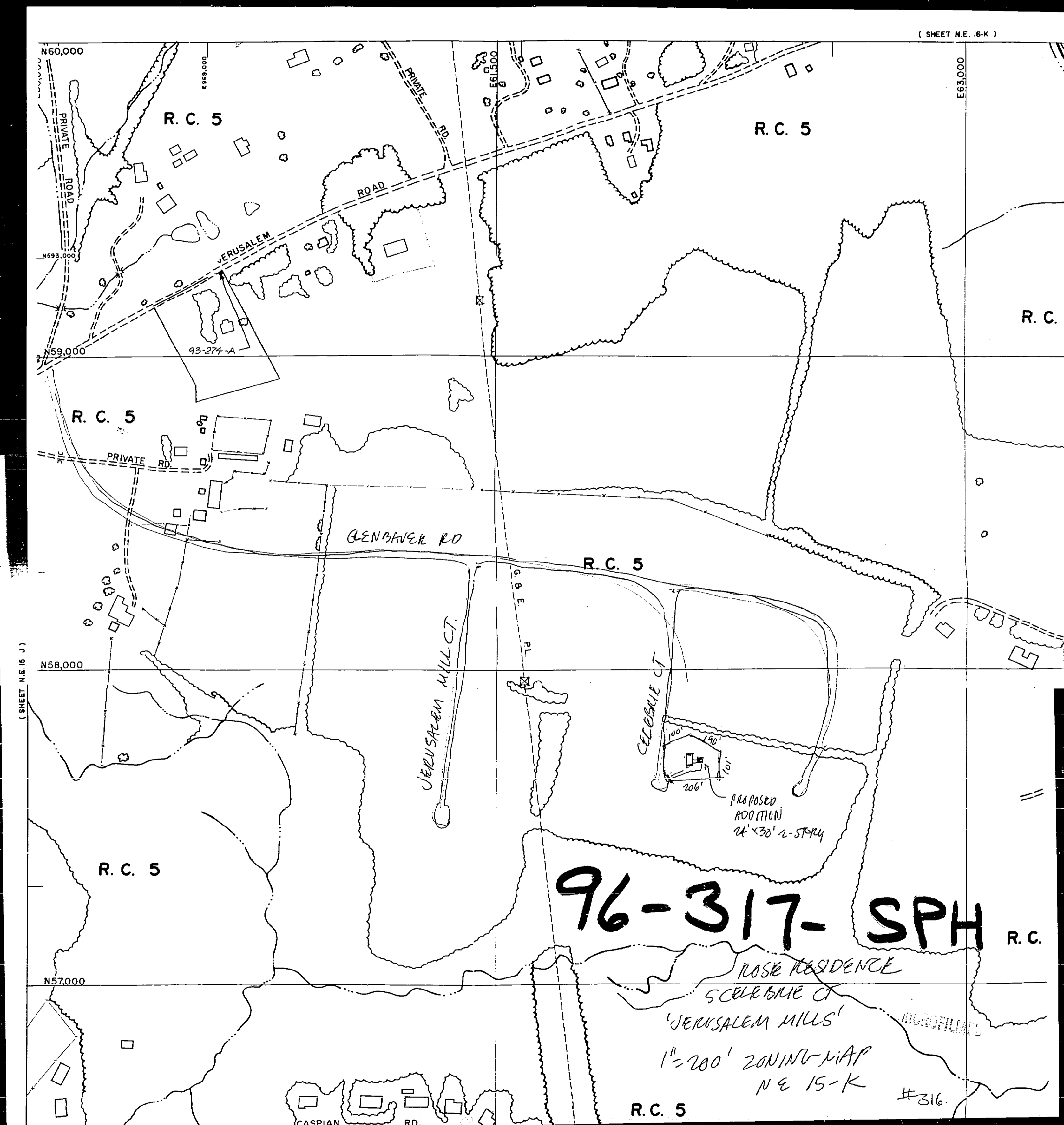
Charles S. Lemilio

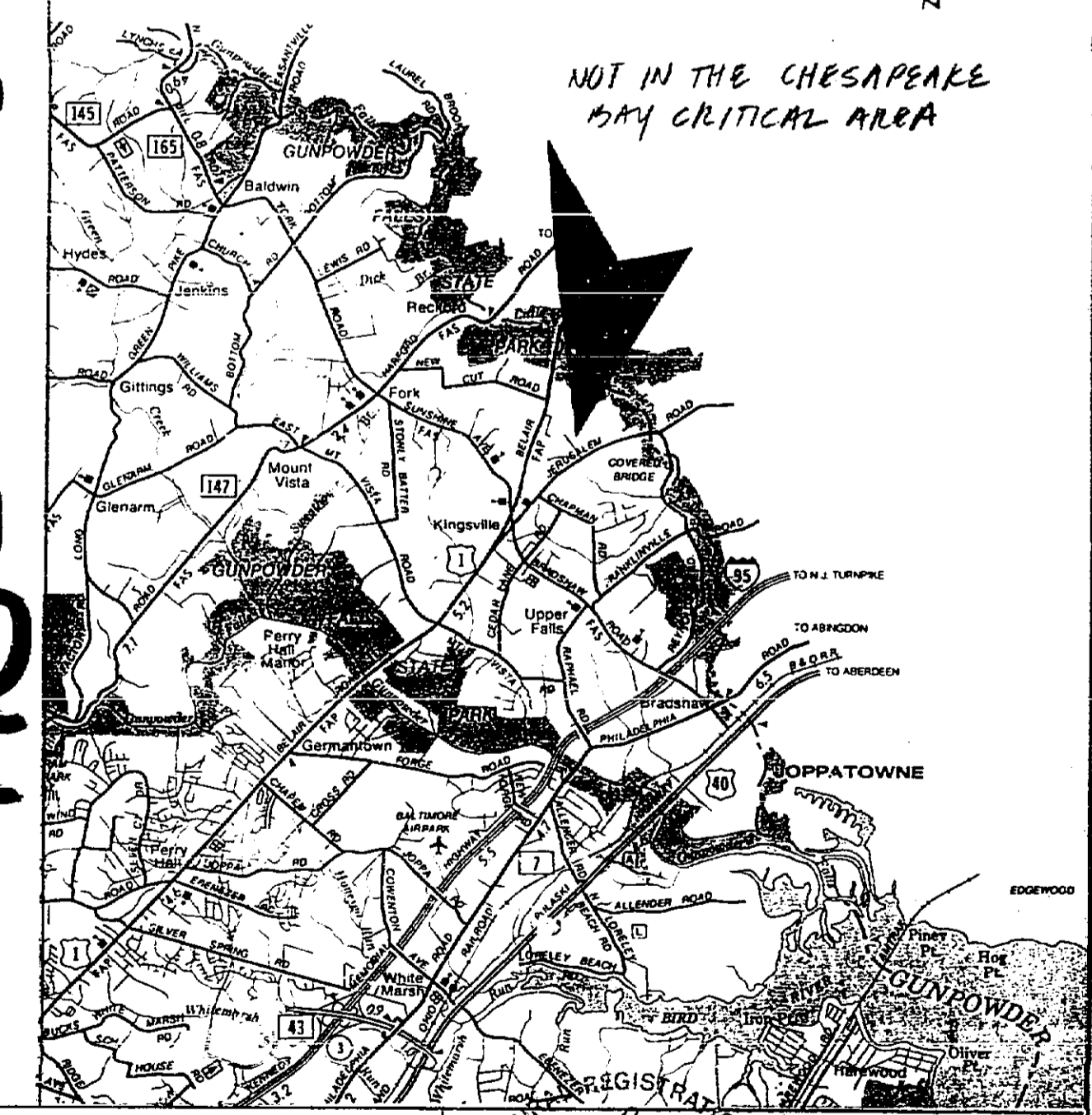
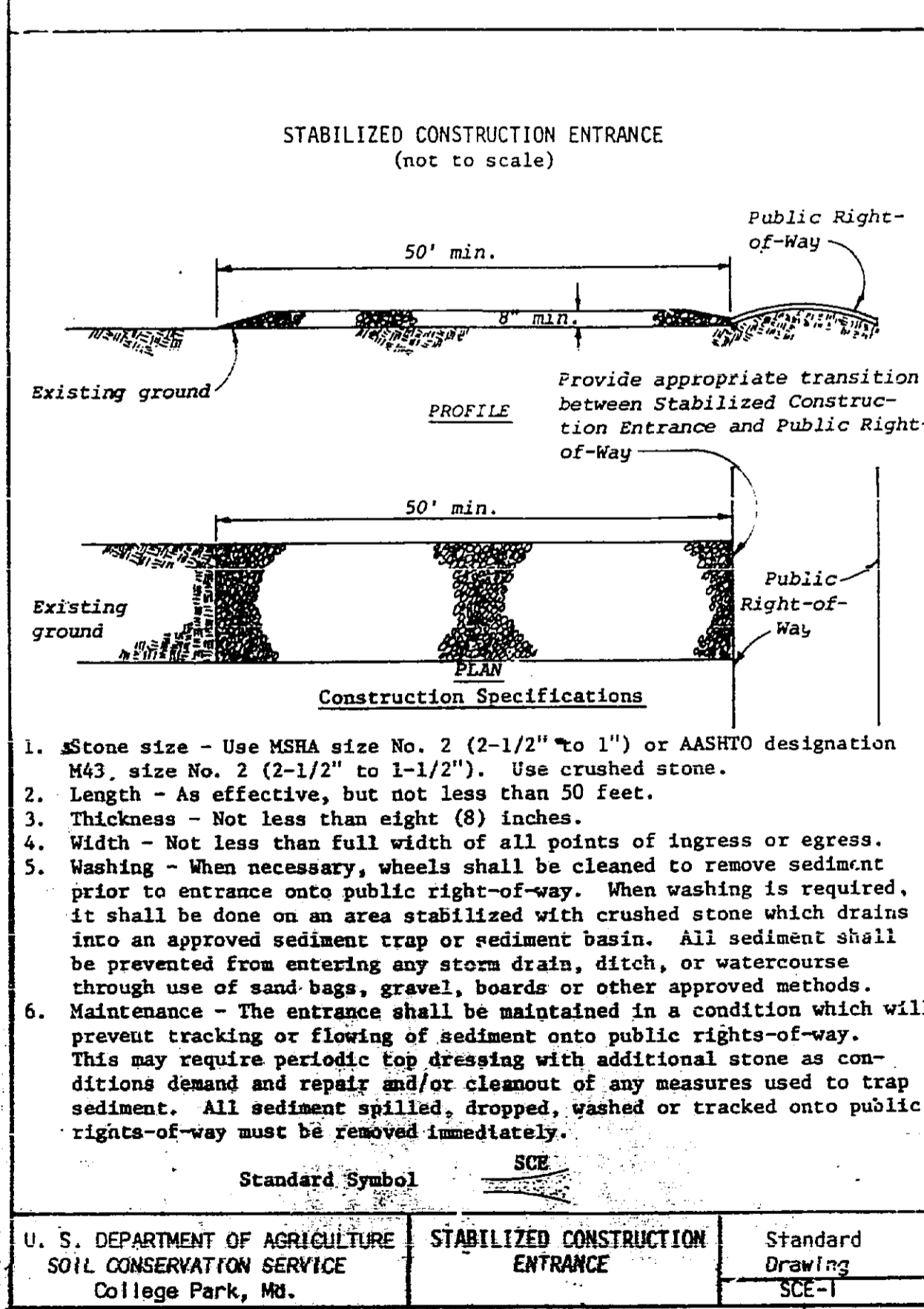
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Paul Gorman, 4410 John Avenue, Baltimore, MD 21227, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN






- TOTAL DISTURBED AREA = 4,900 SF.
BUILDING PERMIT# 8189400 FEE \$221⁰⁰
BALTIMORE COUNTY

LOCATION
MAP
SCALE 1" = 1/2 MILES

DISTURBED AREA = 1200 SF:
SUBDIVISION: JERUSALEM MILLS
PLAT BOOK 58.61 FOWO?
COUNCILMANIC DISTRICT 3
NO PRIOR ZONING HEARINGS
COMPANY SPECIAL HEARING

S I T E P L A N

ARCHITECTURAL DRAWINGS	REVISIONS GARAGE ADDITION 2-19-90	HERITAGE CONTRACTING CO. 7633 HARFORD ROAD BALTIMORE, MARYLAND 21234	4410 JOHN AVENUE • ROCKERY BALTIMORE, MARYLAND 21221 OFC: 410 242-4312 FAX: 410 247-8889 PAUL J. GORMAN, ARCHITECT MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS	SHARON ROSE RESIDENCE 5 CELEBRIE COURT KINGSVILLE, MARYLAND	MICROFILMED 	A-1
SCALE: 1"=20'						
DATE: 2-24-94						